

Easton Historic District Commission
Easton, Maryland
May 11, 2009

Members Present: Roger Bollman, Joyce DeLaurentis, Kurt Herrmann, Mac Brittingham, John Sener

Absent: Lena Gill, vacancy

Mr. Bollman called the meeting to order at 6:00 PM.

The minutes of the previous meeting were approved as corrected.

Opening statement given by the Chairman.

The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.

The decisions of the HDC may be appealed within 30 days of approval.

General Order of the hearing of Applications

- *Introduction of the application by the presiding officer*
- *Presentation by the applicant or his agent*
- *Questions by members of the Commission*
- *Public comment*
- *Petitioner rebuttal*
- *Discussion and consideration by the Commission*
- *Decision motion and statement of Basis for Decision*
- *The applicant may withdrawn the application at any time up to when the vote is taken*

A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. In the event a building permit is not required or taken out, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.

I will now entertain a motion to accept the agenda for this evening.

The agenda for the evening was accepted 5-0.

Consent Docket Approvals

none

Business:

24-2009 102 E. Dover St. Andy Smith (O.N. Andrew & Son).

Mr. Smith asked that this application be postponed as he was called from the meeting.

Postponed – at the applicant's request

26-2009 211 S. Harrison St. Eugene Walbridge, Contractor.

This application covers a low brick wall and a pergola to be built in the rear yard. It meets the Guidelines on pg 32, R4 and on pg 34, R4.

Approved as Submitted – Motion by Herrmann, passed 5-0.

30-2009 120 Goldsborough St. Kurt Herrmann, Contractor.

Mr. Herrmann was recused. This application covers restoration or in-kind replacement of the original German clapboard siding. Mr. Herrmann, representing the owner, requested that the application be tabled so that revisions/additions to the application could be made.

Tabled – Motion by DeLaurentis, passed 4-0.

21-2009 11 S. Aurora St. Lauren Dianich, Architect.

This application covers: addition of two steel balconies on the west elevation terrace, addition of a new full lite entry door from the west elevation terrace, and refinishing the existing west elevation terrace entry door. The application is consistent with the Guidelines on pg 73, corollary to NR 3, and the Secretary of the Interior's Standards, 3 & 5.

Approved as Submitted – Motion by Sener, passed 5-0.

28-2009 302 E. Dover St. Lauren Dianich, Representative of Owner.

This application covers a concrete pad for ADA entrance to the building and wooden planters for the outside dining area. It meets the corollary of the Guideline on pg 29, NR2.

Approved as Submitted – Motion by DeLaurentis, passed 5-0.

27-2009 21 S. Aurora St Lauren Dianich, Architect.

This application covers a new house to be built at this address. The project is shown on drawings "S" dated 2/20/09 and "A-2.1" dated 1/22/09 and updated for this meeting. Discussion of the project covered issues of building height and building details. The following items are noted:

- The siding was clarified to be a shingle style.
- The smoke pipe shown on A-2.1 is not part of this application and is therefore not approved.
- The 2 over 2 SDL windows will have permanently affixed external muntins.
- The foundation will be covered with a stamped brick appearing parging.
- The doors will be fibre glass construction.

This application meets the Guidelines for new construction beginning on pg 82.

Approved as noted above – Motion by Brittingham, passed 4-1, Bollman dissenting.

25-2009 226 S. Washington St. James Sabastian, Representative of Owner.

This application covers enclosing a rear screen porch to make the space part of the interior of the house. It is similar to the corollary of the Guideline on pg 59, NR 3 in that the project is "compatible with the overall character of the building".

Approved as Submitted – Motion by Herrmann, passed 5-0.

**42-2008 110 Talbot St. Christine Dayton, Architect; Ed Simonoff,
Owner; Eugene Walbridge, Contractor.**

This application covers modifications/additions to the originally approved project. These are noted on Dayton drawing A1, dated 8 May 2009, and are:

- Change of roofing material on new addition.
- Re-roofing the shed.
- New window trim for house.
- Replacement of existing siding in-kind.
- Step/landing at the rear entrance.
- Fire rating changes to shed.
- Cedar siding for shed gable.
- Prefinished, raised panel, metal overhead door for shed.

These changes/additions are consistent with the original approval and with the neighborhood.

Approved as Submitted – Motion by Herrmann, passed 5-0.

Items from the Commission

- Part of the Bullitt House wall has been removed; this item will be coming before the HDC in the future.
- The unapproved window installation at 205 Davis will be discussed at the next meeting.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Roger A. Bollman
Chairman

cc: Zach Smith